DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT Division of Housing Policy Development

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December 29, 2004

Mr. Jim App City Manager City of El Paso de Robles 1000 Spring Street El Paso de Robles, CA 93446

Dear Mr. App:

RE: Review of the City of El Paso de Robles' Adopted Housing Element

Thank you for submitting El Paso de Robles' housing element, adopted by the City on December 7, 2004 and received for review on December 16, 2004. As you know, the Department is required to review adopted housing elements and report the findings to the locality pursuant to Government Code Section 65585(h). The review was facilitated by several telephone conversations with Mr. Ed Gallagher, the City's Housing Manager.

The Department's November 30, 2004 review found the draft revisions to El Paso de Robles' housing element met all statutory requirements. Since the adopted element is substantively the same as the draft, the Department is pleased to find it in full compliance with State housing element law (Article 10.6 of the Government Code). The Department acknowledges the City's efforts to facilitate the construction of emergency shelters and workforce housing by streamlining the permitting process. El Paso de Robles is also to be commended for effective use of low- and moderate-income set-aside funds to assist with the construction of affordable housing and for supporting the development of tax credit and Section 202 developments. These and other programs described in the element demonstrate the City's commitment to implementing meaningful housing programs that address a full range of housing needs.

In addition, because El Paso de Robles' adopted housing element is in compliance, the City has met one of the threshold requirements for an innovative new program that rewards local governments for approving affordable workforce housing. The Workforce Housing Program, funded by Proposition 46, provides grant funds to eligible local governments for every qualifying unit permitted, beginning calendar year 2004. Grant awards can be used to fund any capital asset project, such as transportation or park improvements. More specific information about the program is available on the Department's website at http://www.hcd.ca.gov/ca/whrp/.

The Department greatly appreciates the assistance provided by Mr. Gallagher and looks forward to following the City's progress in implementing the element's programs through the annual general plan progress report required pursuant to Government Code Section 65400.

For your information, recently enacted legislation (Chapter 706, Statutes of 2002, Government Code Section 65863) requires the City to ensure its inventory of adequate sites can accommodate its share of the regional housing need throughout the planning period. Further, Government Code Section 65863(b) prohibits local governments from lowering a residential density below that utilized by the Department in determining compliance with housing element law unless the locality makes certain findings. If we can be of assistance in implementing El Paso de Robles' housing and land-use strategies, please contact Michelle Woods, of our staff, at (916) 327-8881.

In accordance with requests pursuant to the Public Records Act, we are forwarding copies of this letter to the persons and organizations listed below.

Sincerely,

Cathy . Creswell Deputy Director

Cathy & Creswell

cc: Ed Gallagher, Housing Manager, City of El Paso de Robles
Mark Stivers, Senate Committee on Transportation & Housing
Suzanne Ambrose, Supervising Deputy Attorney General, AG's Office
Terry Roberts, Governor's Office of Planning and Research
Nick Cammarota, California Building Industry Association
Marcia Salkin, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Weiner, California Coalition for Rural Housing
John Douglas, AICP, Civic Solutions
Deanna Kitamura, Western Center on Law and Poverty
S. Lynn Martinez, Western Center on Law and Poverty
Alexander Abbe, Law Firm of Richards, Watson & Gershon
Michael G. Colantuono, Colantuono, Levin & Rozell, APC
Ilene J. Jacobs, California Rural Legal Assistance, Inc.

Richard Marcantonio, Public Advocates